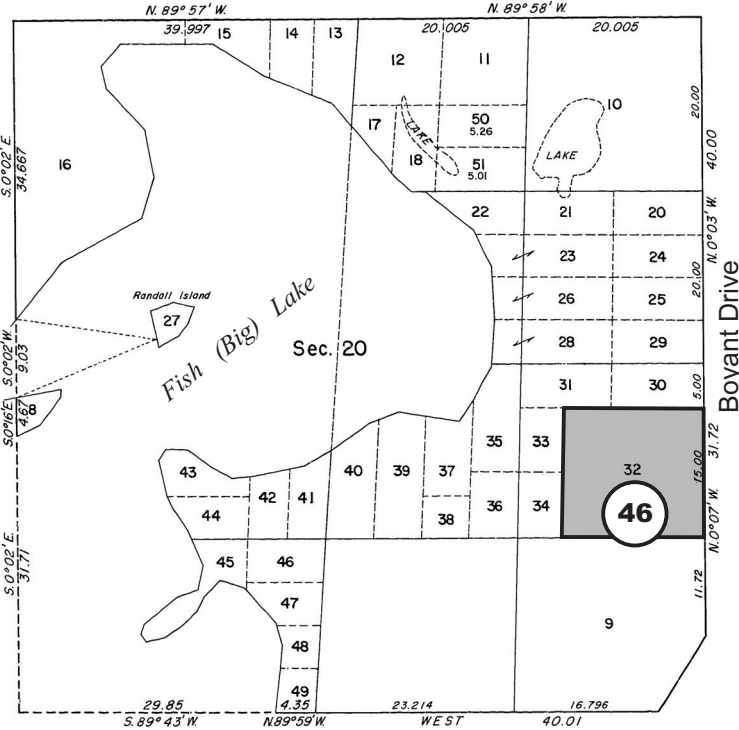


Map 18 - Matanuska Valley Odd Lots

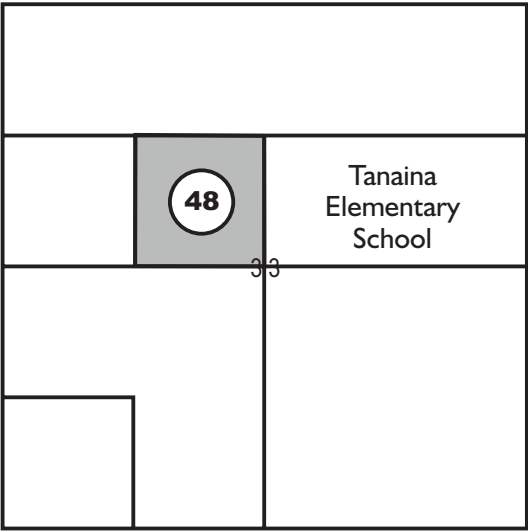
Location	ADL 56719 is located just east of Big Lake, approximately 4.5 miles from the intersection of the Parks Highway and West Big Lake Road and 13 miles west of Wasilla. ADL 219571 is located approximately 1 mile north of Nancy Lake and 21 miles northwest of Wasilla. ADL 221184 is located approximately 2 miles north of Wasilla, just west of the Tanaina Elementary School.
Topo Map	USGS Quad Anchorage
Access	Access to ADL 56719 is from the Parks Highway west onto West Big Lake Road. Continue straight from West Big Lake Road onto West Northshore Drive, then turn north onto South Buoyant Drive to access the parcel. Access to ADL 219571 is east from the Parks Highway onto section line easements, reserved public access rights-of-way and lot line easements to the parcel. Access to the parcel may not be constructed. Access from the Parks Highway onto Ladasa Road and reserved pubic access rights-of-way could only be feasible with a permit from the Alaska Railroad Corporation. Use of the railroad right-of-way without a permit is considered trespass and will be prosecuted (AS 11.46.330) Access to ADL 221184 is north from the Parks Highway onto North Lucille Street, west onto West Seldon Road, south onto North Wards Road, then east onto West Balboa Park to access the parcel. There is a well established 4x4 trail entering the parcel where West Balboa Park and West Sands Drive meet.
Terrain	ADL 56719 and ADL 219571 are generally flat. ADL 221184 contains a large hill.
Soils	Unknown
Vegetation	ADL 56719 contains mostly willow, alder and the remains of large spruce trees burned in the Miller's Reach fire. ADL 219571 contains spruce, aspen and birch on higher, well drained soils and alder, willow and shrubs in the lower lying, wetter areas. ADL 221184 contains tall Kenai birch, golden birch, aspen and spruce, with grasses and shrubs in the open areas.
Water Front	Small streams may bisect ADL 219571 and ADL 221184.
View	ADL 219571 has potential views of the Talkeetna Mountains. ADL 221184 has views of the surrounding forest.
Climate	Average winter temperatures range from 7 to 24 degrees F; average summer temperatures range from 46 to 68 degrees F. Average annual precipitation is 17 inches, including 52 inches of snow.
Water Source	Unknown
Water/Sewage Disposal	No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of Alaska Department of Environmental Conservation.
Utilities	Electricity and phone service is available to ADL 221184 and ADL 56719.
Restrictions	All parcels are subject to platted easements and reservations of record, see appropriate survey. ADL 56719 is subject to a 50-foot right-of-way easement along the south lot line and a 50-foot section line easement along the east lot line. ADL 219571 is subject to a 50-foot public access and utility easement along all lot lines. ADL 221184 is subject to a 50-foot public access and utility easement along all lot lines. Parcels are subject to a 100-foot building setback along all water bodies. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.
Municipal Authority	Located within the taxing authority of the Matanuska-Susitna Borough.
Homeowners Association	None
Other	The area including ADL 56719 may, on a case-by-case basis, be open to competitive oil and gas leasing and is continually open for application under Exploration Licensing and Shallow Natural Gas Leasing.

Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: <http://www.dnr.state.ak.us/landrecords>.

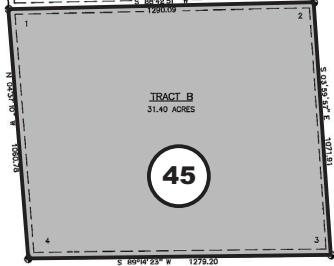
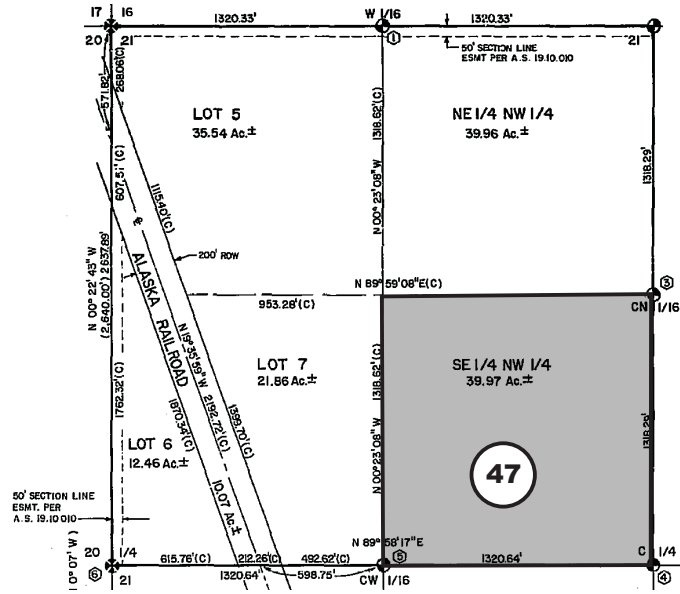
USRS Section 20



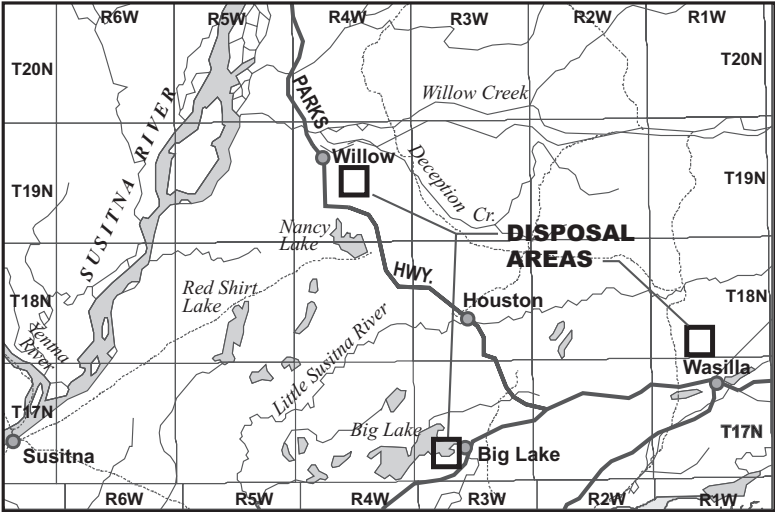
USRS Section 33



ASCS Section 21



Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or



USGS Quad Anchorage, Alaska

Vicinity Map

Township 17 North, Range 3 West, Section 20
Township 18 North, Range 1 West, Section 33
Township 19 North, Range 4 West, Section 21
Seward Meridian, Alaska



Mat Valley Odd Lot

PARCEL	ADL #	MTRS	SURVEY	LOT	ALIQUOT PART	ACRES	MINIMUM BID
46	56719	S017N003W20	USRS	32		24.420	\$48,000
47	219571	S019N004W21	ASCS		SE 1/4 NW 1/4	39.970	\$20,000
48	221184	S018N001W33	USRS		SE 1/4 NW 1/4	40.000	\$125,000